

Comprehensive Plan Amendment Policy Adoptions

Memo

Date: May 7, 2007

To: Bruce Hauk, Town Manager
Town of Westfield

From: Kevin M. Todd, Planner I
Westfield Community Development

Re: May 14, 2007 Town Council – Agenda Items

- **Comprehensive Plan Amendment, Appendix C**
 - This was sent to the Town Council with a favorable recommendation from the APC (04/23/07).
 - It was discussed at the pre-APC meeting and the APC meeting that any further information that the Council desires regarding demographic and other data trends would be provided as separate documents from this amendment.
- **Comprehensive Plan Amendment, Appendix D**
 - This was sent to the Town Council with a favorable recommendation from the APC (04/23/07).
- **Comprehensive Plan Amendment, Appendix E**
 - This was sent to the Town Council with a favorable recommendation from the APC (04/23/07).
- **INDOT Notification and Thoroughfare Compliance, Proposed Ordinance**
 - This was sent to the Town Council with a favorable recommendation from the APC (04/23/07).
- **Density Discussion**
 - This was sent to the Town Council as a discussion item from the APC.
 - The Town Council members that sit on the APC should serve as a liaison and report the Council's discussion on this item back to the APC at the May 29, 2007 APC meeting.

1.

Incorporation of Westfield
Thoroughfare Plan 2006, as part of
the Westfield-Washington Township
2007 Comprehensive Plan

WESTFIELD THOROUGHFARE PLAN

The Westfield Thoroughfare Plan (the “Thoroughfare Plan”) (Resolution 07-05, passed 02-12-07, amended on 04-09-07), and any amendments thereto, are hereby adopted by reference and incorporated herein as a part of this Comprehensive Plan (Resolution 07-06, passed 02-12-07).

Two (2) copies of the Thoroughfare Plan are on file in the Community Development Department’s office, for use and examination by the public.

WESTFIELD TOWN COUNCIL

Request Amend the Westfield 2007 Comprehensive Plan to create a new section, adopting the Thoroughfare Plan by reference

Exhibits 1) Westfield Community Development proposed amended text "Appendix E"

PETITION HISTORY

The Advisory Plan Commission held a public hearing on this petition at the April 23, 2007 APC hearing. The public hearing was conducted in accordance with statute. The Advisory Plan Commission voted to send a favorable recommendation to the Town Council.

PROCEDURAL

Notice of this proposed text amendment was published in newspapers of general circulation in accordance with applicable State statutes (minimum of 10 days prior to hearing) and Westfield-Washington Township rules (minimum of 21 days prior to hearing).

Copies of the proposed text amendment have been made available to the public, the reviewing committees, subcommittees, and elected officials in advance of the published hearing date.

SUMMARY

On February 12, 2007, the Town of Westfield adopted the Thoroughfare Plan by resolution (Resolution 07-05) and later amended it on April 9, 2007 with the full supporting documentation for the Plan. This proposed amendment to the current Comprehensive Plan (Resolution 07-06) adopts the Thoroughfare Plan by reference. Doing so gives the Town the legal support necessary to implement the Thoroughfare Plan. As a component of the Comprehensive Plan, new development shall pay reasonable regard to the Thoroughfare Plan.

The proposed text amendment would be inserted in the Comprehensive Plan as a new section. If approved as presented, the Westfield Town Council would be able to adopt revisions by resolution on an as-needed basis, and renew the reference to the Thoroughfare Plan with annual resolutions.

RECOMMENDATION


Approve the proposed amendment to the Comprehensive Plan as presented.

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission met on Monday, April 23, 2007, to conduct a public hearing for an amendment to the Westfield-Washington Township 2007 Comprehensive Plan incorporating the Westfield Thoroughfare Plan 2006 by reference. Notice of public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana.

A Public Hearing was held at the Westfield Washington Advisory Plan Commission Meeting.

I, Andy Kern, being the Secretary of the Westfield-Washington Township Advisory Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield-Washington Township Advisory Plan Commission held on April 23, 2007.



Secretary

April 24, 2007
Date

**An amendment to the Westfield-Washington Township 2007 Comprehensive Plan
incorporating the Westfield Thoroughfare Plan 2006 by reference**

A Public Hearing opened at 7:38 p.m.

No one spoke, and the Public Hearing closed at 7:39 p.m.

Plankis moved to send the amendment for incorporating the Thoroughfare Plan by reference to the Town Council with a positive recommendation.

Stevenson seconded, and the motion passed unanimously.

2.

Incorporation of the Town of
Westfield Parks and Recreation 2005-
2009 Master Plan by reference into
the Westfield-Washington Township
2007 Comprehensive Plan

WESTFIELD TOWN COUNCIL

Request Amend the Westfield 2007 Comprehensive Plan to create a new section, adopting the Westfield Parks and Recreation Master plan by reference

Exhibits 1) Westfield Community Development proposed amended text "Appendix D"

PETITION HISTORY

The Advisory Plan Commission held a public hearing on this petition at the April 23, 2007 APC hearing. The public hearing was conducted in accordance with statute. The Advisory Plan Commission voted to send a favorable recommendation to the Town Council.

PROCEDURAL

Notice of this proposed text amendment was published in newspapers of general circulation in accordance with applicable State statutes (minimum of 10 days prior to hearing) and Westfield-Washington Township rules (minimum of 21 days prior to hearing).

Copies of the proposed text amendment have been made available to the public, the reviewing committees, subcommittees, and elected officials in advance of the published hearing date.

SUMMARY

On September 13, 2004, the Town of Westfield adopted the Westfield Parks and Recreation Master Plan (the "Parks Master Plan") by resolution (Resolution 04-27). This proposed amendment to the current Comprehensive Plan (Resolution 07-06) adopts the Parks Master Plan by reference. Doing so gives the Town the legal support necessary to implement the Parks Master Plan. As a component of the Comprehensive Plan, new development shall pay reasonable regard to the Parks Master Plan.

The proposed text amendment would be inserted in the Comprehensive Plan as a new section. If approved as presented, the Westfield Town Council would be able to adopt revisions by resolution on an as-needed basis, and renew the reference to the Westfield Parks and Recreation Master Plan with annual resolutions.

RECOMMENDATION

Approve the proposed amendment to the Comprehensive Plan as presented.

WESTFIELD PARKS AND RECREATION MASTER PLAN

The Westfield Parks and Recreation Master Plan (the “Parks Master Plan”) (Resolution 04-27, passed 09-13-04), and any amendments thereto, are hereby adopted by reference and incorporated herein as a part of this Comprehensive Plan (Resolution 07-06, passed 02-12-07).

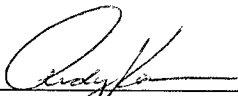
Two (2) copies of the Parks Master Plan are on file in the Community Development Department’s office, for use and examination by the public.

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission met on Monday, April 23, 2007, to conduct a public hearing for an amendment to the Westfield-Washington Township 2007 Comprehensive Plan incorporating the Town of Westfield Parks and Recreation 2005-2009 Master Plan by reference. Notice of public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana.

A Public Hearing was held at the Westfield Washington Advisory Plan Commission Meeting.

I, Andy Kern, being the Secretary of the Westfield-Washington Township Advisory Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield-Washington Township Advisory Plan Commission held on April 23, 2007.



Secretary

April 24, 2007
Date

**An amendment to the Westfield-Washington Township 2007 Comprehensive Plan
incorporating the Town of Westfield Parks and Recreation 2005-2009 Master Plan
by reference**

A Public Hearing opened at 7:35 p.m.

No one spoke, and the Public Hearing closed at 7:36 p.m.

Kingshill moved to send the amendment for incorporating the Town of Westfield Parks and Recreation 2005-2009 Master Plan by reference to Town Council with a positive recommendation.

Del Greco seconded, and the motion passed unanimously.

3.

Adoption of Appendix C of the Westfield-Washington Township 2007 Comprehensive Plan- Development Trends and Population Projection

WESTFIELD TOWN COUNCIL

Request Amend the Westfield 2007 Comprehensive Plan to create a new appendix: Development Trends and Population Projections

Exhibits 1) Westfield Community Development proposed amended text "Appendix C"

PETITION HISTORY

The Advisory Plan Commission held a public hearing on this petition at the April 23, 2007 APC hearing. The public hearing was conducted in accordance with statute. The Advisory Plan Commission voted to send a favorable recommendation to the Town Council.

PROCEDURAL

Notice of this proposed text amendment was published in newspapers of general circulation in accordance with applicable State statutes (minimum of 10 days prior to hearing) and Westfield-Washington Township rules (minimum of 21 days prior to hearing).

Copies of the proposed text amendment have been made available to the public, the reviewing committees, subcommittees, and elected officials in advance of the published hearing date.

SUMMARY

This proposed amendment to the 2007 Westfield Comprehensive Plan (Resolution 07-06) is a section that outlines the community's development history and includes future population projections.

The proposed text amendment would be inserted in the Comprehensive Plan as Appendix C. If approved as presented, the Westfield Town Council would be able to adopt revisions by resolution.

RECOMMENDATION

Approve the proposed amendment to the Comprehensive Plan as presented.

APPENDIX C – DEVELOPMENT TRENDS AND POPULATION PROJECTIONS

Introduction

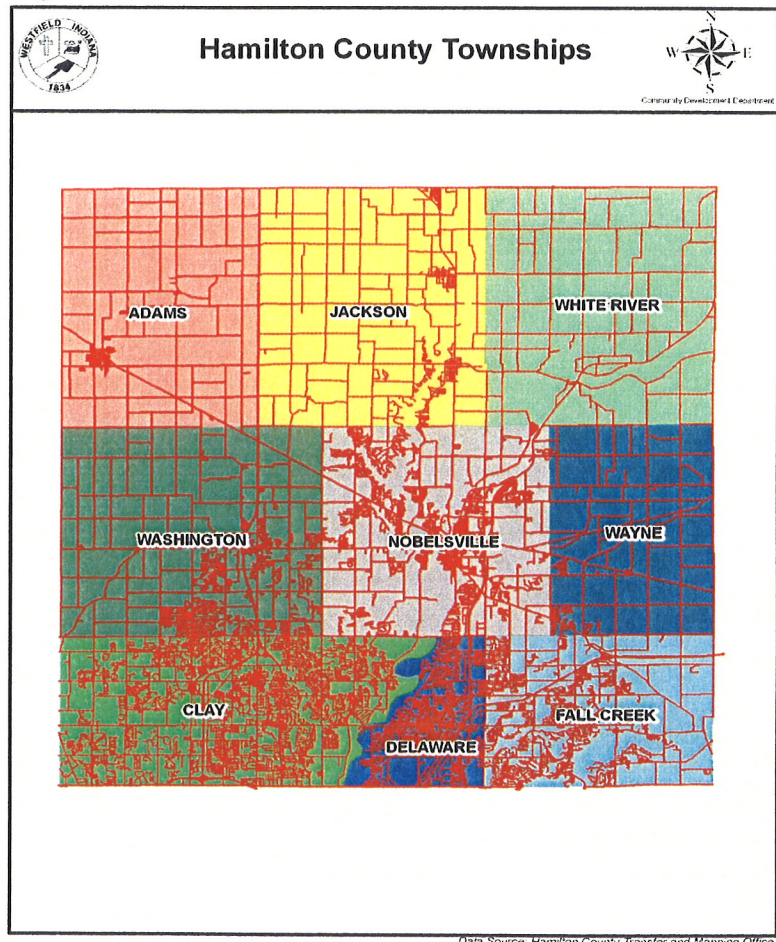
When the Town of Westfield is making policy and long-range planning decisions, it is valuable to have an understanding of the current physical and demographic characteristics of the community. It is important to understand how the community arrived at its current state and to have a vision for the future. The purpose of this appendix is to provide an overview of the historical trends that impacted development and growth in the community, a snapshot of the current characteristics of the community, and a population projection tool that can be used as an aid in future decision-making. All background information can be found in *Exhibit 1* through *Exhibit 5* at the end of this appendix.

Development Trends

In terms of population growth, Hamilton County has been the fastest-growing county in the State of Indiana since 1990 – it also ranks among the fastest-growing counties in the United States. Washington Township, including but not limited to the Town of Westfield, has contributed to the County's overall growth and development (see *Figure 1*). From 1970 to 2000, Hamilton County experienced a 235% increase in population – Washington Township and the Town of Westfield experienced a 283% and 406% increase in population, respectively, during the same timeframe (see *Figure 2* – *Figure 4* below).

Numerous factors have contributed to the consistent, rapid growth of Hamilton County communities over the past several decades. The Indianapolis metropolitan area has followed the national post-World War II trend of decentralization of people and businesses. After the War, many American cities and metro areas began to swell their boundaries

Figure 1



by developing and building into what were previously the rural areas. As a neighbor to the north of Indianapolis, Hamilton County experienced the effects of decentralization and suburbanization. Generally, Hamilton County's growth pressure began in the southern communities in Clay, Delaware, and Fall Creek Townships and moved northward. As Clay Township began to build out, Washington Township began to experience similar growth pressure. In the same way that the County as a whole has been developing from south to north, Washington Township has been following a similar growth pattern.

Population growth in Washington Township was steady from 1960 to 1990, averaging approximately a 36% growth rate per decade. During the 1990's, the Township's population nearly doubled, growing by approximately 98% (see *Figure 3*). Within Washington Township, the Town of Westfield experienced a similar growth pattern, averaging approximately a 40% growth rate per decade and nearly tripling in size during the 1990's, growing by approximately 181% (see *Figure 4*).

Figure 2

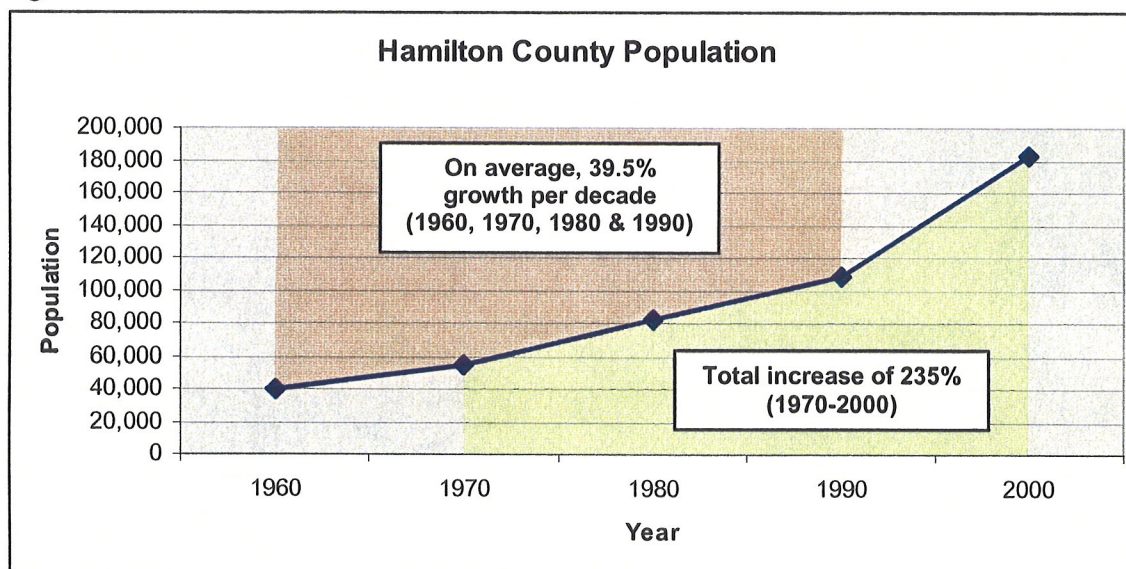


Figure 3

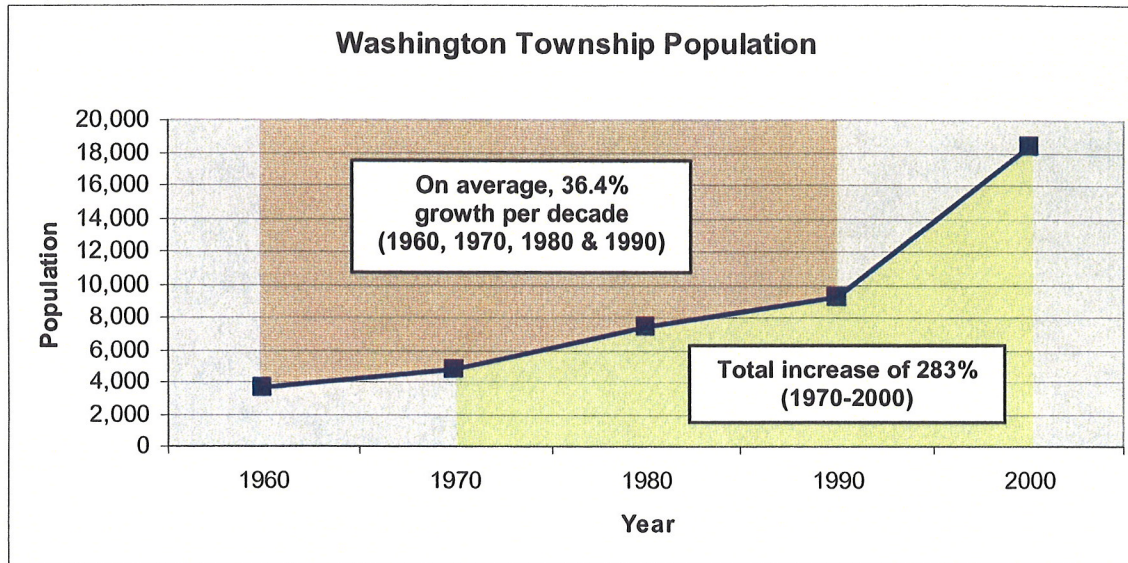
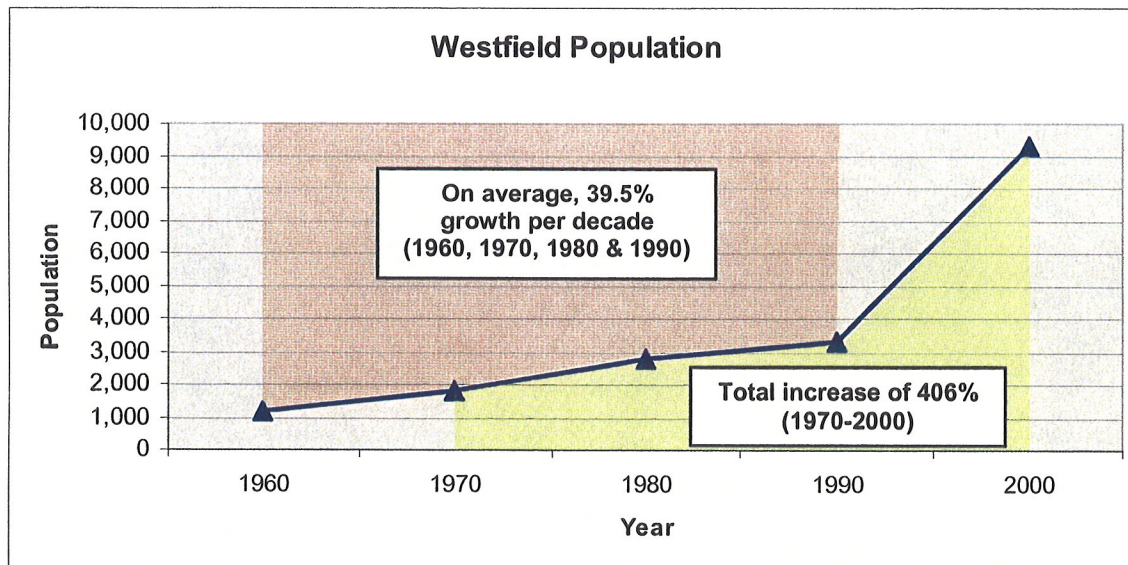


Figure 4



In 1990, the majority of the residents of Washington Township lived outside of the town limits of Westfield – nearly two out of every three people lived out of town. That phenomenon began to reverse over the next decade. During the population boom of the 1990's, Washington Township grew by 9,086 people. Of that new population, 5,989 lived within the Town of Westfield – approximately 66% (or 2/3) of the Township's new growth. In the year 2000, the Town of Westfield accounted for approximately 51% of the Township's total population.

During the 1990's, Westfield developed and built moderately-scaled and large-scaled residential subdivisions, which were primarily located south of State Highway 32 and east of Spring Mill

Road. The number of housing units in the Town increased approximately 175% from 1990 to 2000. During the same timeframe, the Town began to diversify its tax-base by building commercial and industrial centers along the United States Highway 31 and State Road 32 corridors. A regional commercial center was constructed on the south side of town, and a few industrial parks were built on the west side of town.

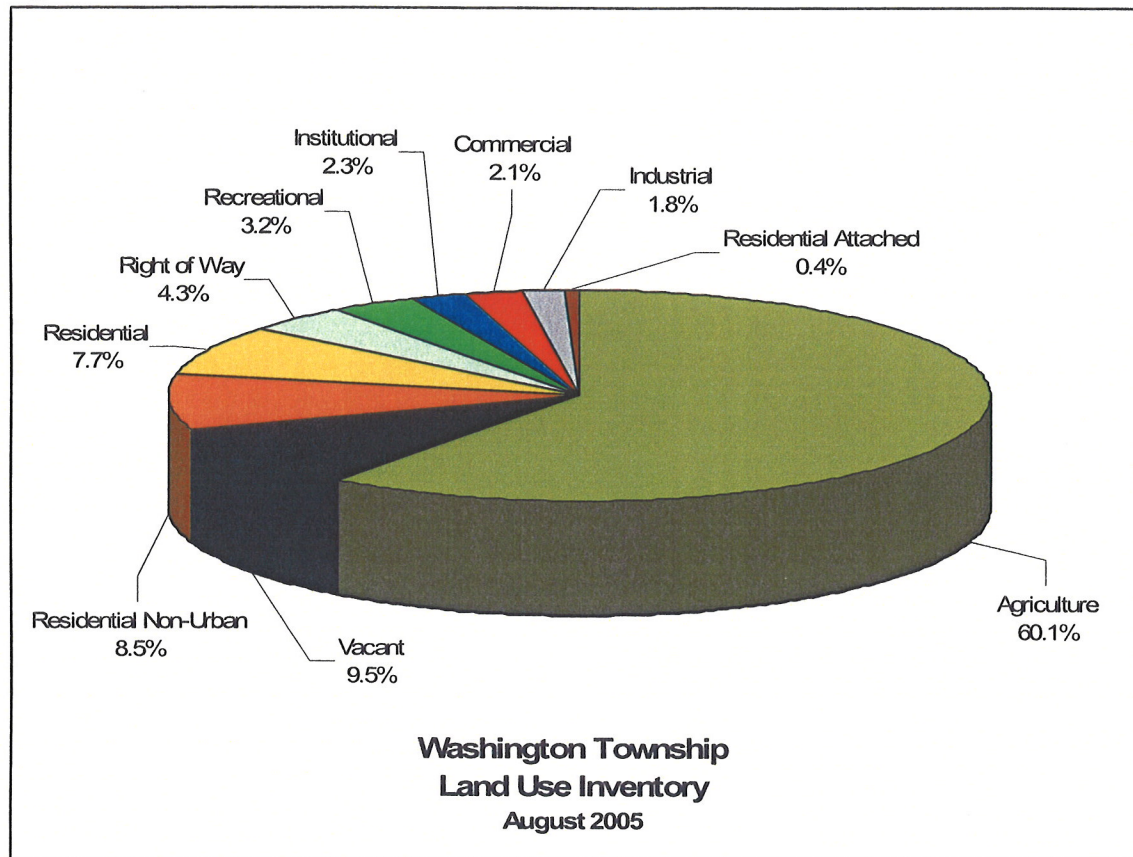
Growth and development continued to boom in the early 2000's. Since the year 2000, the Town's growth trend has been dominated by large, mixed-use developments, or Planned Unit Developments (PUDs). Primarily, the PUDs have been located in the northeast, southeast, and south-central areas of the Township. In terms of land usage, most PUDs were largely residential with a small percentage of the land reserved for non-residential uses. Many of the mixed-use projects included attached residential units, such as townhomes, condominiums, and four-family and two-family buildings.

Prior to 2000, the Town's growth-management policy did not require annexation, and new growth in the Township was not necessarily incorporated into Westfield's town limits. Developments received community services from both public and private providers. As a result, some large residential subdivisions were approved and constructed outside of the Town's corporate boundaries. However, since the policy direction for growth-management was defined in the 1999 Comprehensive Plan update, new development has occurred under the policy of contiguous growth at the Town's boundaries and subsequent annexation into the Town upon plan approval.

In 2005, the Town of Westfield annexed approximately nine square miles of the south-central and southwestern portions of Washington Township. The annexation encompassed several large, developed neighborhoods. As a result, a Special Census of the newly annexed area identified that the Town's population more than doubled.

The land use makeup of the Township, according to the August 2005 Land Use Inventory, identified approximately 60% of the township as active agricultural land (see *Figure 5*). Approximately 17% of the entire township was used for residential purposes (this includes 'Residential,' 'Residential Non Urban,' and 'Residential Attached'). Approximately 4% of the township was being used for commercial and industrial purposes. The August 2005 Land Use Inventory identified sections of PUDs that had been approved, but not yet constructed, as 'Vacant'. Once those developments are built and occupied, the residential, commercial, and industrial acreage in the Township will increase. In March 2007, the total approved acreage for all PUDs was approximately 13% of the entire township.

Figure 5



Population Projections

When looking at population projections, it is important to understand that no single method is infallible, and each model is framed by a unique set of assumptions. While no projection is completely accurate, the collective range created by the three models in this section will be used as a guide for decision-making in the Town of Westfield. It is not the intent that any single model be used individually, but rather that the three be used together as one tool that projects a range of future populations based on different assumptions.

This section includes three different population projection models for the future of Washington Township. While each model will generate a different projection, together the three models create a range for potential future population growth. For the purposes of these models, the base population of Washington Township at the 2000 U.S. Census (18,358 residents) was used as a starting point. The Township's population was used instead of the Town's population, because it was assumed that the entire township will remain under the Town's planning and zoning jurisdiction, and will ultimately become incorporated into the Town's corporate limits. The models in this section begin projecting from 2000 and end at 2030. The projections found in this section are based on historical, empirical data as well as assumptions based on historical trends. The remainder of this section will outline the methodologies and assumptions associated with each projection model used in this appendix.

Cohort-Component Model

The Cohort-Component Model considers growth based on fertility rates, mortality rates, and migration rates. For this projection model, 2000 Hamilton County birth and death data was collected and used to determine fertility and mortality rates for that year. An assumption was made that the same rates would be used in projecting future population counts for Washington Township. The number of births minus the number of deaths is called the “natural increase.”

The migration rate was calculated by first determining the difference between the 2000 and 1990 population counts for Hamilton County – the difference was 73,804 people. This projection assumes that any population increase not related to the natural increase is part of the migration trend number. Therefore, the natural increase had to be calculated for the decade of the 1990’s. In order to calculate the natural increase for the 1990’s, an assumption was made to use the 2000 fertility and mortality rates and project them backwards in time. Once the natural increase was calculated for the decade, that figure was subtracted from the 73,804 difference in population from 1990 to 2000. The difference is equal to total migration in the ten-year timeframe. Once the total migration was calculated, a migration rate for the decade and an average annual migration rate could be calculated.

The growth projection calculates the natural increase plus migration. This model assumes the Hamilton County ratios for fertility, mortality, and migration onto Washington Township. As a component of the County, the Township’s actual rates may be higher or lower than the County’s as a whole. This model also assumes that the 2000 rates for fertility and mortality can be projected into the past and into the future. Generally, these rates are fairly consistent and do not vary much from year to year. Another assumption is that the migration rate in the future decades is the same as it was from 1990 to 2000. Migration trends are influenced by the local, regional, and national economies, transportation accessibility, and local development policies. Migration rates are likely to change. See *Figure 6* for projections.

Figure 6

COHORT-COMPONENT MODEL POPULATION PROJECTION	
Year	Population
2000	18,358
2005	22,058
2010	26,503
2015	31,843
2020	38,260
2025	45,971
2030	55,235

Linear Model

This model assumes a linear projection of the average growth rate over a specified timeframe. For this projection model, the average growth rate of Washington Township from 1960 to 2000 was calculated and projected for the next three decades. The average growth rate per decade was approximately 50% (approximately 2.5% annually, on average).

This model assumes that the average rate of growth during the previous four decades will continue over the next three decades. The rate of growth year-to-year can vary depending on market forces, land costs and availability, housing costs and availability, quality of life, accessibility to employment centers, accessibility to transportation systems, and other factors. See *Figure 7* for projections.

Figure 7

LINEAR MODEL POPULATION PROJECTION	
Year	Population
2000	18,358
2005	22,464
2010	27,490
2015	33,639
2020	41,163
2025	50,371
2030	61,638

Building Permits Model

The building permit projection model assumes a linear projection, using an average number of residential building permits issued annually over a specified timeframe and an average household size multiplier. For this projection model, 1,522 residents are added annually to the Township's population. The additional annual population increase was calculated by multiplying a six-year (2001-2006) average of 536 residential building permits per year in Washington Township by the year 2000 Persons-per-Household value in Washington Township of 2.84.

This model assumes that the average annual number of residential building permits will remain constant and that those new buildings will be occupied. It also assumes that the average household size will not change either. Both are likely to be fluid. The annual number of residential building permits could be higher or lower, depending on the housing market at the time. The Persons per Household value has been slightly decreasing over the past several decades, so it is possible for that trend to continue in the future. See *Figure 8* for projections.

Figure 8

BUILDING PERMIT MODEL POPULATION PROJECTION	
Year	Population
2000	18,358
2005	25,969
2010	33,580
2015	41,192
2020	48,803
2025	56,414
2030	64,025

Projection Summary

According to the three projection models used in this section, the population for Washington Township could range between 55,235 and 64,024 people in 2030 (see *Figure 9* and *Figure 10*). The Cohort-Component Model yielded the lowest projections, and the Building Permits Model returned the highest projections. As previously mentioned, no single method is completely accurate and dependable. However, as a collective group, the population projections will serve as a tool in guiding future land use and growth policy decisions in the Town of Westfield.

Figure 9

WASHINGTON TOWNSHIP POPULATION PROJECTION SUMMARY			
Year	Cohort	Linear	Permits
2000	18,358	18,358	18,358
2005	22,058	22,464	25,969
2010	26,503	27,490	33,580
2015	31,843	33,639	41,192
2020	38,260	41,163	48,803
2025	45,971	50,371	56,414
2030	55,235	61,638	64,025

Figure 10

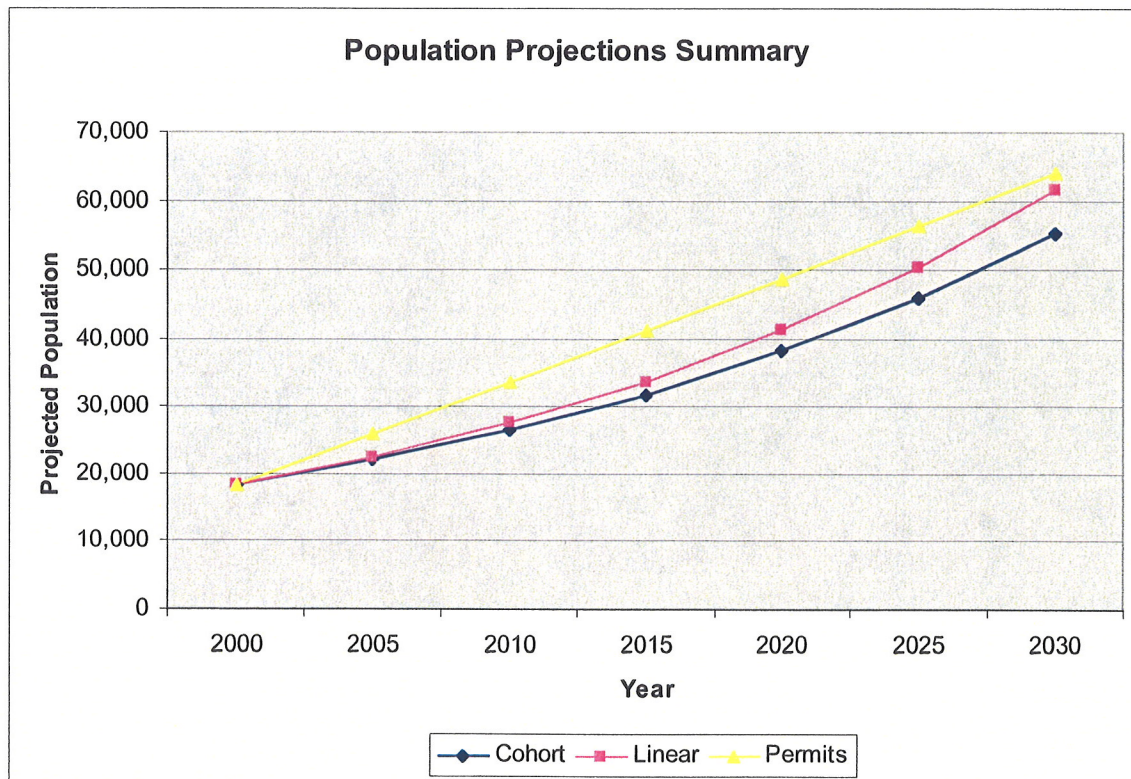


EXHIBIT 1

POPULATION AND HOUSING

	1970			1980			1990			2000			Overall		
	Population	Percent Change (1960-1970)	Growth Ratio (1960-1970)	Population	Percent Change (1970-1980)	Growth Ratio (1970-1980)	Population	Percent Change (1980-1990)	Growth Ratio (1980-1990)	Population	Percent Change (1990-2000)	Growth Ratio (1990-2000)	Percent Change (1970-2000)	Geometric Mean (1960-1990)	Geometric Mean (1960-2000)
Hamilton County															
Population	40,132			62,007	50.43%	1.5042	108,936	32.81%	1.3381	182,740	67.75%	1.6775	235.11%	1,3950	1,4603
Total Persons in Households	54,532			81,241	49.90%		158,022	32.96%		181,123	67.67%		234.21%		
Households	16,433			27,263	65.73%		38,634	42.44%		65,933	69.78%		300.74%		
Persons per Household	3.29			2.98	-9.42%		2.78	-6.71%		2.75	-1.08%		-16.41%		
Housing Units	17,321			29,071	67.84%		41,072	41.25%		69,476	69.15%		301.12%		
Washington Township															
Population	3,551			7,425	59.04%	1.6504	9,272	24.38%	1.2463	18,356	97.99%	1.9799	263.24%	1,3642	1,4573
Total Persons in Households	5,823			7,352	25.13%		9,232	25.51%		18,275	97.55%		213.52%		
Households	1,655			2,447	45.85%		3,255	33.05%		6,441	97.88%		266.51%		
Persons per Household	3.52			3.00	-14.23%		2.84	-5.33%		2.84	0.00%		-18.56%		
Housing Units	1,432			2,750	84.32%		3,403	23.85%		6,631	100.56%		357.24%		
Westfield															
Population	1,217			2,763	51.80%	1.5190	3,304	18.74%	1.1372	9,293	181.27%	2.8127	405.68%	1,3950	1,6192
Total Persons in Households	1,801			2,710	50.47%		3,262	20.24%		9,210	182.17%		411.38%		
Households	638			972	80.67%		1,252	29.01%		3,386	170.02%		529.37%		
Persons per Household	3.35			2.79	-15.72%		2.60	-6.81%		2.72	4.62%		-16.31%		
Housing Units	595			1,154	107.93%		1,312	13.69%		3,606	174.65%		549.73%		

Householders

Head of Household

Year-Round Housing Units

U.S. Census Definitions:

"Household" includes all the people who occupy a housing unit as their usual place of residence.

"Housing Unit" is a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.

For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

Source: U.S. Department of Commerce, U.S. Census Bureau

5/4/2007

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EXHIBIT 2

WASHINGTON TOWNSHIP LAND USE INVENTORY August 2005		
Land Use	Acres	Percent
Agriculture	21,526	60.06%
Vacant	3,419	9.54%
Residential Non-Urban	3,031	8.46%
Residential	2,746	7.66%
Right of Way	1,557	4.34%
Recreational	1,160	3.24%
Institutional	830	2.32%
Commercial	769	2.15%
Industrial	647	1.81%
Residential Attached	155	0.43%
Total	35,840	100%
Residential Land Uses		
Residential	2,746	
Residential Non-Urban	3,031	
Residential Attached	155	
Subtotal	5,932	16.55%
PUDs -- March 2007		
PUDs	4,480	12.50%

*Source: Westfield Community Development
Department*

EXHIBIT 3

COHORT-COMPONENT MODEL

HAMILTON COUNTY (2000)					
Age Cohorts	Population	Births	Fertility Rate/1000	Deaths	Natural Increase
Under 5 years	16,578				
5 to 9 years	16,704				
10 to 14 years	15,007	1	0.07		
15 to 19 years	11,297	109	9.65		
20 to 24 years	6,950	370	53.24		
25 to 34 years	27,801	2,085	75.00		
35 to 44 years	35,996	643	17.86		
45 to 54 years	25,476	2	0.47		
55 to 59 years	7,951				
60 to 64 years	5,321				
65 to 74 years	7,749				
75 to 84 years	4,484				
85 years and over	1,428				
Total	182,740	3,210	156.29	926	2,284
<i>Percent of Total</i>		<i>1.76%</i>		<i>0.51%</i>	

Sources: U.S. Department of Commerce, U.S. Census Bureau (Population data) & Indiana Department of Health (Birth & Death data)

HAMILTON COUNTY MIGRATION (1990-2000)

2000 Population	182,740
1990 Population	108,936
Difference	73,804
Natural Increase x 10 years	22,840
Migration/10 years	50,964
Avg. Migration/year	5,096
Migration rate/10 years	27.89%
Avg. Migration rate/year	2.49%

COHORT-COMPONENT MODEL POPULATION PROJECTION

Assumptions

HC Annual Fertility Rate (2000)	1.76%
HC Annual Mortality Rate (2000)	0.51%
HC Annual Migration Rate (1990-2000)	2.49%

Projections

Year	Population
2000	18,358
2001	19,045
2002	19,757
2003	20,496
2004	21,262
2005	22,058
2006	22,882
2007	23,738
2008	24,626
2009	25,547
2010	26,503
2011	27,494
2012	28,522
2013	29,589
2014	30,695
2015	31,843
2016	33,034
2017	34,270
2018	35,551
2019	36,881
2020	38,260
2021	39,691
2022	41,176
2023	42,716
2024	44,313
2025	45,971
2026	47,690
2027	49,474
2028	51,324
2029	53,243
2030	55,235

EXHIBIT 4

LINEAR MODEL

LINEAR MODEL POPULATION PROJECTION		
Assumptions		
WT Average Growth Rate/Decade (1960-2000)		49.75%
WT Average Growth Rate/Year		4.12%
Projections		
	Year	Population
	2000	18,358
	2001	19,114
	2002	19,902
	2003	20,722
	2004	21,576
	2005	22,464
	2006	23,390
	2007	24,354
	2008	25,357
	2009	26,402
	2010	27,490
	2011	28,622
	2012	29,801
	2013	31,029
	2014	32,308
	2015	33,639
	2016	35,024
	2017	36,468
	2018	37,970
	2019	39,534
	2020	41,163
	2021	42,859
	2022	44,625
	2023	46,463
	2024	48,378
	2025	50,371
	2026	52,446
	2027	54,607
	2028	56,857
	2029	59,199
	2030	61,638

EXHIBIT 5

BUILDING PERMITS MODEL							
WASHINGTON TOWNSHIP							
	2001	2002	2003	2004	2005	2006	Average
Residential Permits							
Single Family	616	580	519	458	479	407	510
Multi Family	30	28	14	14	42	27	26
Subtotal	646	608	533	472	521	434	536
Non-residential Permits							
Commercial	7	5	5	5	14	25	10
Industrial	6	4	3	3	3	1	3
Subtotal	13	9	8	8	17	26	14
Total	659	617	541	480	538	460	549

Source: Westfield Community Development Department


BUILDING PERMITS MODEL POPULATION PROJECTION	
Assumptions	
Average Residential Permits per Year	536
WT Persons per Household (2000)	2.84
New Residents per Year	1,522
Projections	
Year	Population
2000	18,358
2001	19,880
2002	21,402
2003	22,925
2004	24,447
2005	25,969
2006	27,491
2007	29,014
2008	30,536
2009	32,058
2010	33,580
2011	35,103
2012	36,625
2013	38,147
2014	39,669
2015	41,192
2016	42,714
2017	44,236
2018	45,758
2019	47,281
2020	48,803
2021	50,325
2022	51,847
2023	53,370
2024	54,892
2025	56,414
2026	57,936
2027	59,458
2028	60,981
2029	62,503
2030	64,025

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission met on Monday, April 23, 2007, to conduct a public hearing for an amendment to the Westfield-Washington Township 2007 Comprehensive Plan adopting Appendix C of the Westfield-Washington Township 2007 Comprehensive Plan - Development Trends and Population Projection. Notice of public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana.

A Public Hearing was held at the Westfield Washington Advisory Plan Commission Meeting.

I, Andy Kern, being the Secretary of the Westfield-Washington Township Advisory Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield-Washington Township Advisory Plan Commission held on April 23, 2007.



Secretary

April 24, 2007
Date

An amendment to the Westfield-Washington Township 2007 Comprehensive Plan adopting Appendix C of the Westfield-Washington Township 2007 Comprehensive Plan - Development Trends and Population Projection

Kelleher verified that everyone had received changes with sentence added on page five, population projections.

Plankis asked for more detail in order to make better decisions and not such a broad picture.

A Public Hearing opened at 7:20 p.m.

Mr. Mic Mead asked for clarification of the definition of "vacant."

Ms. Linda Naas believes some of the information is outdated and would like to see more history in table format.

The Public Hearing closed at 7:23 p.m.

Del Greco would like to see an inventory of the types of houses being built.

Plankis moved to send Appendix C to the Town Council with a positive recommendation.

Horkay seconded, and the motion passed unanimously.